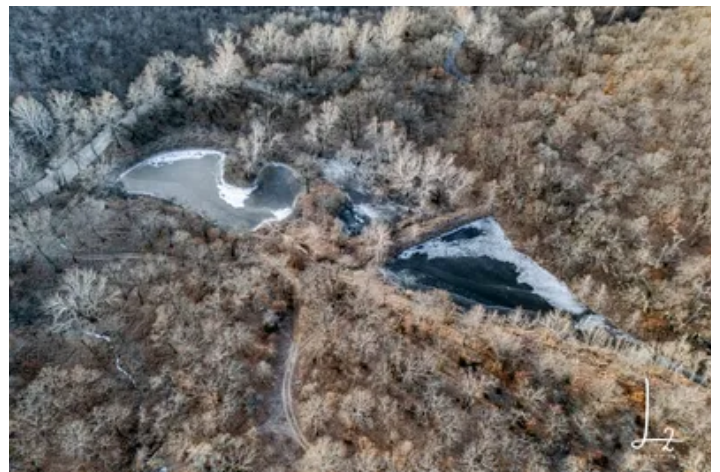
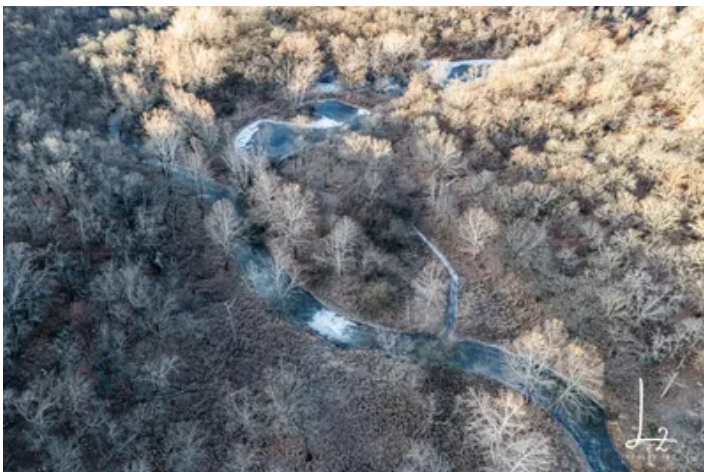


161 +/- Acres including a home, shop with living quarters, cottage, ponds, and deer!
2099 Heritage Rd
Sedan, KS 67361

\$589,000
161.300± Acres
Chautauqua County



161 +/- Acres including a home, shop with living quarters, cottage, ponds, and deer!
Sedan, KS / Chautauqua County

SUMMARY

Address

2099 Heritage Rd

City, State Zip

Sedan, KS 67361

County

Chautauqua County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

37.094293 / -96.158849

Dwelling Square Feet

2020

Bedrooms / Bathrooms

2 / 2

Acreage

161.300

Price

\$589,000

Property Website

<https://l2realtyinc.com/property/161-acres-including-a-home-shop-with-living-quarters-cottage-ponds-and-deer-chautauqua-kansas/74453/>



161 +/- Acres including a home, shop with living quarters, cottage, ponds, and deer! Sedan, KS / Chautauqua County

PROPERTY DESCRIPTION

Discover the ultimate recreational retreat or hunting base camp in Chautauqua County, Kansas. This stunning property near Sedan offers a unique combination of comfort, adventure, and exceptional hunting opportunities. Featuring a 2,020 sq ft house, a versatile shop with living quarters, a charming cottage, and ample storage, this property is ready to fulfill all your weekend getaway or operational hunting needs.

The main house, built in 1991, offers 2 bedrooms and 2 bathrooms. Equipped with rural water, propane heating, central heat and air, and a lagoon for wastewater, it provides all the comforts of home. Whether you're enjoying a quiet weekend or hosting family and friends, this house is perfect for relaxing after a day of exploring.

The shop is a standout feature with two large bays, tall side walls, and divided spaces for organization and functionality. Upstairs, you'll find 2 bedrooms, 1 bathroom, a living room, kitchenette, and storage areas—ideal for an Airbnb rental or comfortable accommodations for hunters. The west bay also houses a water well with all necessary operational equipment securely stored.

Adjacent to the shop is a cozy studio-style cottage complete with a full bathroom and kitchenette. Its private lagoon ensures independent utilities, making it an excellent guesthouse or an additional rental opportunity. A three-bay leanto offers covered storage for trailers, equipment, and boats, with plenty of space for a bass boat or similar vehicles.

The property features a network of trails that wind through diverse landscapes, including native grass fields, oak groves, ponds, and creek crossings. Scenic bluffs and heavily used deer trails make this a hunter's paradise. The creek bottom offers wide open spaces perfect for food plots, and the surrounding ridge lines showcase consistent signs of deer activity, from well-worn trails to rubs on mature trees.

Chautauqua County is widely recognized as one of the original destinations that put Kansas on the map for trophy whitetail hunting. Kansas consistently ranks in the top five states for Boone and Crockett entries, with Chautauqua County being a major contributor. Non-resident hunters can even qualify for two over-the-counter deer tags due to the property's size, making it an attractive option for out-of-state buyers.

Situated near the charming town of Sedan, Kansas, this property is more than just land—it's a gateway to outdoor adventure. Sedan is known for its welcoming community and vibrant culture, ensuring non-residents feel right at home. Whether you're seeking a family-friendly retreat or a hunting operation headquarters, this property offers endless possibilities. Don't miss your chance to own a piece of Kansas's renowned hunting heritage.

- **House:**
 - 2,020 sq ft home built in 1991 with 2 bedrooms and 2 bathrooms.
 - Features include rural water, propane heating, central heat and air, and a lagoon for wastewater.
- **Shop:**
 - Two-bay structure with tall side walls and a divided interior.
 - Includes a storage room with its own walk-in door on the north wall.
 - Each bay has automatic overhead doors; the east bay has an additional walk-in door.
 - Upstairs includes 2 bedrooms, 1 bathroom, living room, kitchenette/dining area, storage room, and bonus room.
 - Ideal for Airbnb or housing hunters.
 - West bay houses a water well with operational components stored securely.
- **Cottage:**
 - Studio-style apartment with a full bathroom and kitchenette.
 - Separate lagoon located south of the cottage.
- **Leanto:**
 - 3-bay structure suitable for storing trailers, equipment, and boats.

MORE INFO ONLINE:

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- **Trails and Land:**

- Scenic trail leading to a creek and watershed lake with native grass fields, oak trees, and excellent hunting opportunities.
- Multiple ponds along the property's trails.
- Ridge-top trails, bluffs, and creek crossings with heavy deer activity.
- Opportunity for food plots in the creek bottom with large oak trees and varied terrain.

- **Deer Hunting:**

- Chautauqua County is historically one of Kansas's top deer hunting destinations.
- Kansas ranks in the top five for Boone and Crockett whitetail entries, with Chautauqua County contributing significantly.

- **Location:**

- Property located in Sedan, Kansas—a town known for its welcoming community and outdoor recreation opportunities.

161 +/- Acres including a home, shop with living quarters, cottage, ponds, and deer!
Sedan, KS / Chautauqua County



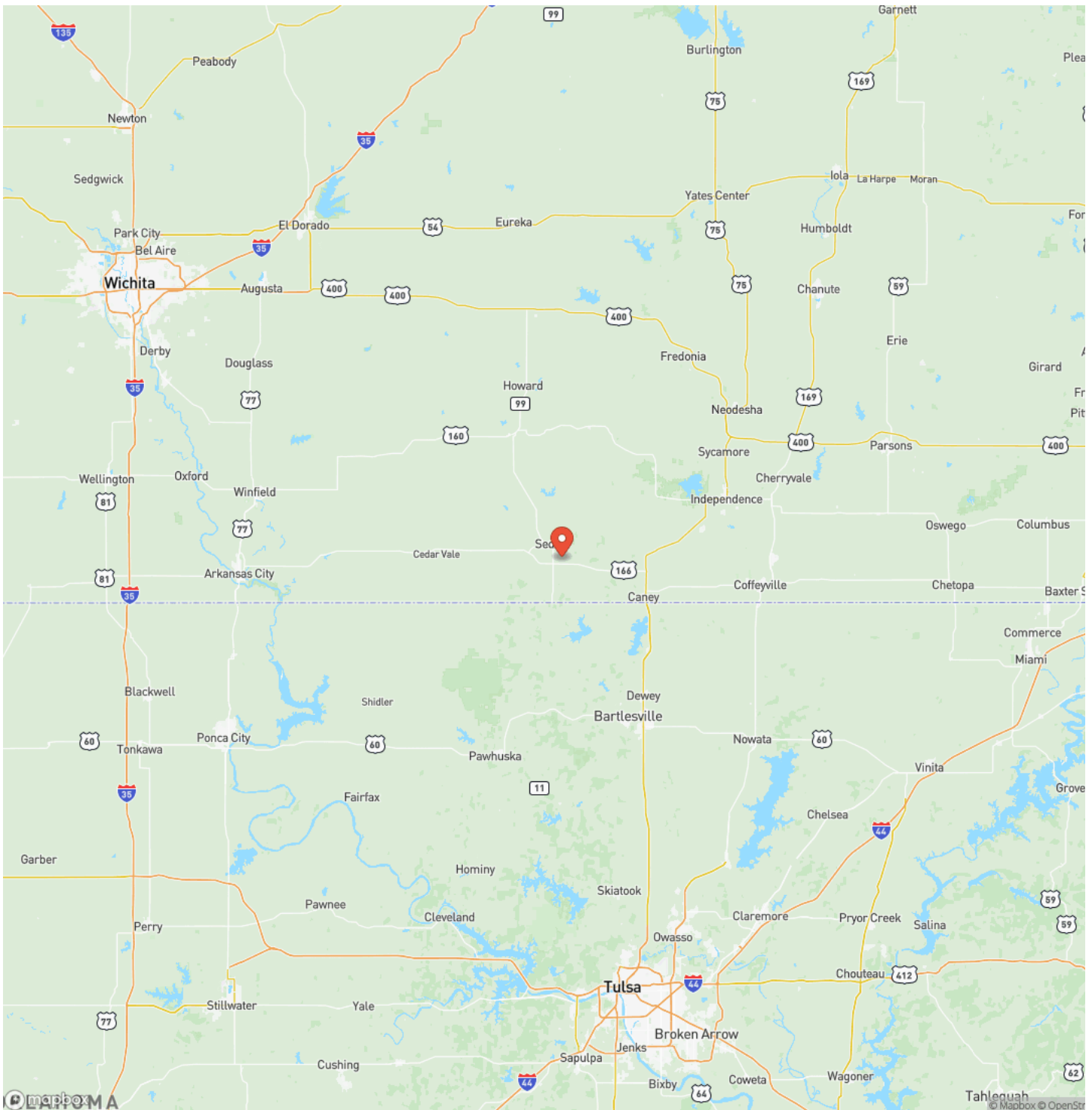
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Locator Map



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Sedan, KS / Chautauqua County

Locator Map



161 +/- Acres including a home, shop with living quarters, cottage, ponds, and deer!
Sedan, KS / Chautauqua County

Satellite Map



161 +/- Acres including a home, shop with living quarters, cottage, ponds, and deer!
Sedan, KS / Chautauqua County

LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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MORE INFO ONLINE:

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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